



BATTLEMENT MESA SERVICE ASSOCIATION
REGULAR MEETING OF THE BOARD OF DIRECTORS
OCTOBER 15, 2013

Approved
11/19/13

Present: Keith Lammey President, Mesa Ridge Townhomes
Jason Fletcher Vice President, Declarant
John Shepherd Sec/Treasurer, Canyon View Village
Eric Schmela Declarant, Battlement Mesa Partners
Laurel Koning Director, Battlement Creek Village
Sara McCurdy Director, First Eagle's Point
Joel Toomey Director, Stone Ridge Village
Eric Short Director, Tamarisk Village
Jeff Hill Director, The Fairways
John Constine Director, The Reserve
Bob Arrington Director, Willow Creek Village

Excused Board Members: Bernita Grove Director, Monument Creek Village
Greg Davidson Director, Tamarisk Meadows
Brad Hoy Director, Valley View Village

Also Present: Steve Rippy Association Manager
Amie Martin Association Administrative Assistance

Community Members Present: Jay Haygood

OWNER'S OPEN FORUM

Jay Haygood asked if BMSA is in support of the potential Metcalf soil treatment facility. Is there anything BMSA can do to express the community members concerns regarding the possible toxic chemicals that could be emitted into the air.

Director Arrington stated that there will be heavy metals in the soil. The Metcalf brothers will have to leave 2 feet of clean soil on top of the bentanite soil once the project is completed.

Director Hill stated that the pad in Parachute was also used as a soil treatment facility. There were no odors noticed in The Fairways from that facility.

Mr. Haygood stated that the next meeting is scheduled for November. If the Board is going to write a letter expressing any concerns, if possible, have the letter completed before the next meeting.

CALL TO ORDER

Director Lammey called the meeting to order at 9:14 am.

EXCUSE BOARD MEMBERS

Director Lammey excused absent Board members Bernita Grove, Greg Davidson and Brad Hoy.

DISCLOSURE OF CONFLICTS

Director McCurdy disclosed that she is a Board member of the Battlement Mesa Metropolitan District.

Director Lammey disclosed that a company he owns is under contract with the BMSA to provided covenant protection services and newsletter services.

Director Fletcher disclosed that he is a Board member of the Battlement Mesa Metropolitan District and the Parachute/Battlement Mesa Park and Recreation District.

Director Short disclosed that a company he owns is under contract with the BMSA to provide landscape maintenance.

APPROVAL OF MINUTES

A motion was made by Director McCurdy and seconded by Director Hill to approve the September 17, 2013 minutes as amended. The motion carried unanimously.

FINANCIAL REPORTS

A motion was made by Director McCurdy and seconded by Director Constine to approve the September 2013 financial statements; subject to audit. The motion carried unanimously.

COMMITTEE REPORTS

Finance Committee: See attached report.

Architectural/Covenant Committee: See attached reports.

Oil & Gas Committee: No report.

Director Lammey reported that URSA held their annual meeting on Friday, September 27, 2013 at 7:00pm at the Grand Valley Fire Protection District. Director Lammey video taped the entire presentation. The video will be uploaded to BMSA's website soon.

Parks/Open Space/Trails Committee: No report.

Planning Committee: See attached report.

Public & Community Relations Committee: See attached report.

Declarant Schmela left the meeting.

Public Works Committee: No report.

Associated Governments of Northwest Colorado: See attached report.

MANAGER'S REPORT

See attached report.

DEVELOPER REPORT

Declarant Fletcher reported that 23 homes at the RV Park have been sold. The buyer has begun moving the homes out.

NEW BUSINESS

Daycare at 98 Tamarisk Trail

A motion was made by Director McCurdy and seconded by Director Koning to approve the daycare at 98 Tamarisk Trail contingent on the proper license and insurance. The motion carried unanimously.

2014 Preliminary Budget

Director Koning asked if the covenant protection officer job warrants a \$20,000 pay check. She feels all contracts need to go out to bid. Director Hill agreed.

Director Arrington stated that the bid from Elk Peaks Consulting for covenant enforcement, website and newsletter contracts total \$32,400 per year. Could BMSA hire an employee to do all of these things instead of having a contractor.

Director Lammey stated that he doesn't track his time by hour while working on covenant violations. He is always looking for covenant violations.

Director Lammey stated that he is fine with putting the contracts out to bid.

Declarant Fletcher stated that it is not a good presentation on a public relations level for the Board of Directors to have Director Lammey as the President of the BMSA Board and also the covenant violation officer. Declarant Fletcher feels that the covenant violation officer position is held against Director Lammey.

Director Shepherd stated that these items don't need to be approved to approve the 2014 preliminary budget. These are contract issues that can be discussed at a later time.

Director Arrington stated that the Finance Committee met with Mr. Rippy to review the 2014 preliminary budget. The committee felt the budget looks appropriate.

Director Koning stated that the Board has spent considerable funds out of our reserve funds this year for the LED lighting project and the trails overlay project. The dues have not been raised in many years. The Board needs to decide where we are comfortable as to the amount of money in the reserve fund.

Mr. Rippy stated that the projected year end balance of the reserve fund will be about \$720,000. Except to finish the LED lighting project, there are no large projects proposed to be done in 2014.

After further discussion the Board agreed to email any questions regarding the 2014 preliminary budget to Mr. Rippy.

A motion was made by Director Shepherd and seconded by Director McCurdy to approve the 2014 preliminary budget as presented. The motion carried unanimously.

Collection of Unpaid Assessments

After discussion the Board agreed to have Mr. Rippy and Mrs. Martin review the resolution and report back to the Board at the November meeting.

OLD BUSINESS

None

OTHER BUSINESS

A motion was made by Director Shepherd and seconded by Director Hill to have Mr. Rippy and Director Arrington write a letter to the Garfield County Planning Department outlining BMSA's concerns regarding the potential soil treatment facility on the Metcalf property. The letter will be distributed to all Board members via email for review prior to being signed by Director Lammey and mailed. The motion carried unanimously.

HEARINGS

Declarant Fletcher presided the meeting at 11:40 for the hearing process.

A motion was made by Director McCurdy and seconded by Director Hill to fine the owners of 12 W Bonanza Place \$25 per day for two weeks then \$50 per day for two weeks then \$75 per day for two weeks then \$100 per day until all the weeds and tall grass are removed from the entire property. The motion carried with Director Lammey abstaining.

A motion was made by Director McCurdy and seconded by Director Koning to go onto the property at 116 Queen City Circle to mow the weeds and grass. Also, remove the Christmas lights, remove all debris from front and back yard, and repair the fence. All charges accrued will be doubled and charged back to the account. The motion carried with Director Lammey abstaining.

A motion was made by Director McCurdy and seconded by Director Hill to go onto the property at 95 E Tamarack Circle to mow the weeds and grass and remove the weeds in the seams of the concrete driveway. All charges accrued will be doubled and charged back to the account. The motion carried with Director Lammey abstaining.

A motion was made by Director Koning and seconded by Director McCurdy to leave all fines in place at 39 Goldfield Court, but take no further action at this time. The motion carried unanimously with Director Lammey abstaining.

A motion was made by Director Koning and seconded by Director McCurdy to go onto the property at 102 Sagemont Circle to mow the weeds and grass and remove the dead trees. All charges accrued will be doubled and charged back to the account. The motion carried with Director Lammey abstaining.

A motion was made by Director Koning and seconded by Director McCurdy to leave all fines in place at 188 Lodgepole Circle, but take no further action at this time. The motion carried unanimously with Director Lammey abstaining.

A motion was made by Director Short and seconded by Director McCurdy to fine the owners of 114 Lodgepole Circle \$25 per day for two weeks then \$50 per day for two weeks then \$75 per day for two weeks then \$100 per day until the weeds and tall grass removed from the entire property. The motion carried with Director Lammey abstaining.

A motion was made by Director Hill and seconded by Director McCurdy to leave all fines in place at 149 Mineral Springs Circle, but take no further action at this time. The motion carried unanimously with Director Lammey abstaining.

A motion was made by Director Koning and seconded by Director McCurdy to leave all fines in place 46 Pinnacle Place, but take no further action at this time. The motion carried unanimously with Director Lammey abstaining.

A motion was made by Director Hill and seconded by Director McCurdy to leave all fines in place at 16 Juniper Lane, but take no further action at this time. The motion carried unanimously with Director Lammey abstaining.

A motion was made by Director McCurdy and seconded by Director Hill to go onto the property at 27 Aspen Way to mow the grass and remove the weeds. All charges accrued will be doubled and charged back to the account. The motion carried with Director Lammey abstaining.

ADJOURNMENT

The meeting adjourned at 12:25pm.

BMSA Financial Committee

October 15, 2013 Report on Financial Documents

For September 2013

Operating Accounts

The August 2013 financial documents are similar to recent months and have been submitted to the Financial Committee by our Property Manager. Copies have been included in your packets. These have been reviewed. The financial documents cover the ninth month of our financial year. They appear complete and accurate and comply with accepted financial accounting standards. There are no entries that are unusual and the accounts that exceed budget amounts by significant amounts are balanced out by the items of large under runs.

The year to date data reflects the actual Operating Revenues under ran the Budget amounts by \$101.51 and expenses under ran the budget by \$55,224.07. This reflects a net of \$23,956.56 or \$55,122.56 under budget.

Reserve Accounts Review

We also reviewed the Reserve Accounts. Although there is a significant dollar difference between budget and actual amounts, they reflect pending payment for trail replacement and transfer from operating to reserve accounts.

BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes: September 4, 2013

Present: Thom Hamick, Lecia Hill, Keith Sheppleman, and Matthew Fenton

Absent: Eric Short

Next meeting: September 18, 2013

Agenda

Meeting minutes from August 21, 2013 approved

No letters sent

Applications:

324 Mineral Springs Circle, Tamarisk Meadows

Owner: Randy Lantz

Request: Paint back door on garage and front door & install hot tub pad

Completion Date: September 25, 2013

Action: Approved

38 Willow Creek Court, Willow Creek Village

Owner: Douglas Mills

Request: Paint home

Completion Date: October 31, 2013

Action: Approved

192 Roan Creek Drive, Battlement Creek Village

Owner: Russell & Robin Stevenson

Request: Install fence and steps

Completion Date: October 15, 2013

Action: Approved

414 Mineral Springs Circle, Tamarisk Meadows

Owner: Leroy Davis

Request: Install front porch/deck with ramp

Completion Date: October 31, 2013

Action: Approved

195 Lodgepole Circle, Stone Ridge Village

Owner: Robert & Sonia Davis

Request: Replace garage doors

Completion Date: October 5, 2013

Action: Approved

BATTLEMENT MESA ARCHITECTURAL / COVENANT COMMITTEE

Meeting minutes: September 18, 2013

Present: Thom Hamick, Lecia Hill, Keith Sheppleman, and Matthew Fenton

Absent: Eric Short

Next Meeting: October 2, 2013

Agenda

Meeting minutes from September 4, 2013 approved.

No letters sent.

Discussed meetings for the next 4 months. There will be no meeting on January 1, 2014.

Applications:

79 Cliff View Circle, Valley View Village

Owner: Kevin & Katie Long

Request: Use gravel area as parking in side yard

Completion Date: Completed

Action: Approved

109 Lodgepole Circle, Stone Ridge Village

Owner: Clifton Hale

Request: Install 4' & 6' privacy fence

Completion Date: October 31, 2013

Action: Approved

188 Lodgepole Circle, Stone Ridge Village

Owner: Kevin Everson

Request: Install 6' privacy fence

Completion Date: September 29, 2013

Action: Approved

Report Period: September 2013

Violations YTD 956
Violations This Mo. 113

	Monthly Violations By Village	% of Total Violations
Battlement Creek	2	2%
Other	0	0%
Canyon View	6	5%
Eagles Point	4	4%
Fairway Villas	1	1%
Mesa Ridge	3	3%
Monument Creek	34	30%
Reserve	2	2%
Stone Ridge	2	2%
Tam Meadows	13	12%
Tam Village	21	19%
Valley View	13	12%
Willow Creek	12	11%

113	100%
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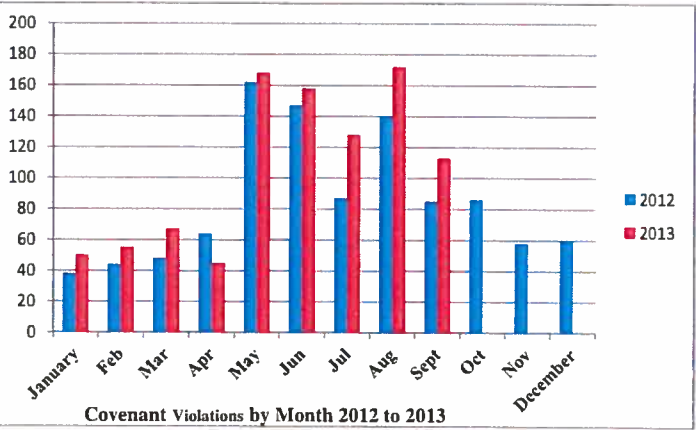
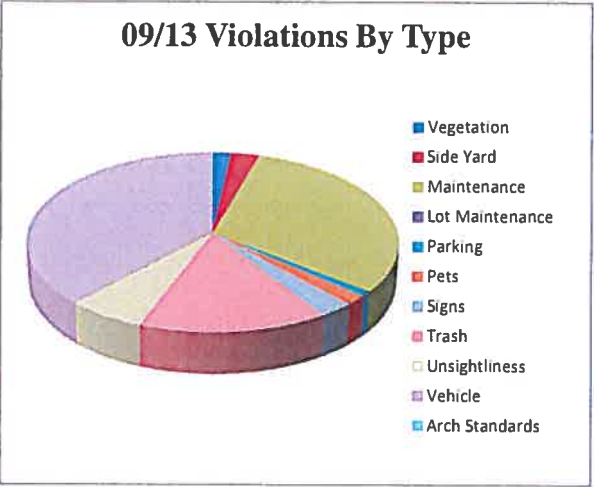
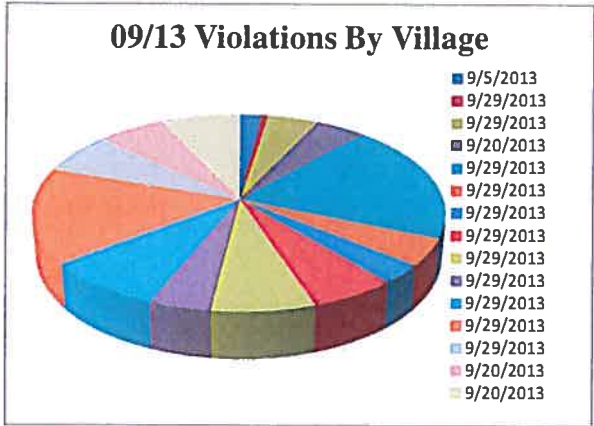
	Monthly Violations By Type	% of Total Violations
Vegetation	2	2%
Side Yard	3	3%
Maintenance	35	31%
Lot Maintenance	0	0%
Parking	1	1%
Pets	2	2%
Signs	3	3%
Trash	17	15%
Unsignliness	7	6%
Vehicle	43	38%
Arch Standards	0	0%

113	100%
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	2012	2013
January	38	50
Feb	44	55
Mar	48	67
Apr	64	45
May	162	168
Jun	147	158
Jul	87	128
Aug	140	172
Sept	85	113
Oct	86	
Nov	58	
December	60	

1019	956
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Covenant Protection Violation Report
Report Prepared By: Keith Lammey
Sep-13



Report Date: 9/30/2013		Report Prepared by: Keith Lammy			
Date	House No	Street	Village	Type	Description of Violation
9/29/2013	332	Battlement Creek Trl	Battlement Creek	Maintenance	5:03pm-Dead trees.
9/29/2013	192	Roan Creek Dr	Battlement Creek	Unsignltness	5:09pm-Fence section stacked at property.
9/29/2013	12	Aster Ct	Canyon View	Trash	4:07pm-Trash cart out.
9/29/2013	12	Aster Ct	Canyon View	No on street parking	4:07pm-Vehicle parked on street.
9/20/2013	52	Aster Ct	Canyon View	Trash	8:25am-Trash cart out.
9/20/2013	32	Aster Ct	Canyon View	Vehicle	8:25am-No on street parking.
9/20/2013	12	Aster Ct	Canyon View	Vehicle	8:26am-No on street parking.
9/20/2013	250	Limerpine Cir	Canyon View	Trash	8:26am-Trash cart out.
9/29/2013	194	Eagle Ridge Dr	Eagle's Point	Vehicle	5:17pm-Utility trailer parked on driveway. No letter sent.
9/29/2013	291	Eagle Ridge Dr	Eagle's Point	Trash	5:18pm-Trash cart out.
9/29/2013	291	Eagle Ridge Dr	Eagle's Point	Vehicle	5:18pm-Horse trailer and cargo trailer parked at property.
9/20/2013	291	Eagle Ridge Dr	Eagle's Point	Yard sale sign	8:48am-Yard sale sign at the entrance to Eagle's Point.
9/29/2013	74	Hogan Cir	Fairways	Maintenance	4:47pm-Dead tree.
9/29/2013	9	West Ridge Ct	Mesa Ridge	Dog cleanup	5:21 pm-Resident not cleaning up after dog.
9/29/2013	228	South Ridge Ct	Mesa Ridge	Vehicle	5:23pm-Travel trailer parked at property. No letter sent.
9/14/2013	9	West Ridge Ct	Mesa Ridge	Vehicle	Street parking not allowed
9/29/2013	47	Aspen Way	Monument Creek	Vehicle	3:28pm-Two wheeled trailer parked at property.
9/29/2013	47	Aspen Way	Monument Creek	Unsignltness	3:28pm-Old water heater and boxes siting by garage.
9/29/2013	53	Aspen Way	Monument Creek	Maintenance	3:29pm-Dead tree and left side of driveway full of weeds.
9/29/2013	102	Sagemont Cir	Monument Creek	Maintenance	3:32pm-Grass is tall and property full of weeds.
9/29/2013	120	Sagemont Cir	Monument Creek	Maintenance	3:32pm-Weeds in the rocks to the left of the driveway. Fence is broken.
9/29/2013	71	Hackberry Ln	Monument Creek	Maintenance	3:34pm-Grass is dead, tall weeds and dead tree.
9/29/2013	22	Columbine Ln	Monument Creek	Vehicle	3:38pm-Trailer parked on property.
9/29/2013	61	Holly Way	Monument Creek	Vehicle	3:40pm-Trailer parked on property. No letter sent.
9/29/2013	23	Holly Way	Monument Creek	Vehicle	3:41pm-Large 5th wheel camper parked on street. No letter sent.
9/29/2013	140	Ponderosa Cir	Monument Creek	Maintenance	3:46pm-Dead trees.
9/29/2013	30	Hawthorne Way	Monument Creek	Trash	3:48pm-Trash cart out.
9/29/2013	55	Sumac Ct	Monument Creek	Vehicle	3:48pm-ATV parked on driveway. No letter sent.
9/29/2013	258	Ponderosa Cir	Monument Creek	Vehicle	3:51pm-Camp trailer and trailer with ATV parked at property. No letter sent.
9/29/2013	101	Dogwood Ln	Monument Creek	Unsignltness	3:52pm-Ladder leaning against the house.
9/29/2013	30	Juniper Ln	Monument Creek	Vehicle	3:55pm-Cargo tariler parked on driveway. No letter sent.
9/29/2013	59	Pinyon Pl	Monument Creek	Trash	3:56pm-Trash cart out. No letter sent.
9/29/2013	264	Lodgepole Cir	Monument Creek	Maintenance	4:04pm-Dead tree.
9/29/2013	114	Lodgepole Cir	Monument Creek	Maintenance	4:05pm-Property full of weeds.

9/20/2013	102	Sagemont Cir	Monument Creek	Maintenance	8:03am-A lot of weeds and overgrown grass.
9/20/2013	120	Sagemont Cir	Monument Creek	Maintenance	8:03am-Dead tree and weeds are tall.
9/20/2013	178	Sagemont Cir	Monument Creek	Vehicle	8:04am-Boat parked on driveway No letter sent.
9/20/2013	217	Sagemont Cir	Monument Creek	Maintenance	8:08am-Weeds in rocks to the right of driveway.
9/20/2013	61	Holly Way	Monument Creek	Vehicle	8:09am-Trailer parked on driveway. No letter sent.
9/20/2013	22	Columbine Ln	Monument Creek	Vehicle	8:10am-Trailer parked at property.
9/20/2013	92	Rosewood Way	Monument Creek	Sideyard	8:12am-Two vehicles parked on rocks in side yard.
9/20/2013	68	Rosewood Way	Monument Creek	Sideyard	8:13am-Vehillee parked on sideyard.
9/20/2013	511	Ponderosa Cir	Monument Creek	Vehicle	8:20am-Trailer parked on driveway. No letter sent.
9/18/2013	22	Columbine Lane	Monument Creek	Trash	
9/18/2013	258	Ponderosa Circle	Monument Creek	Trash	
9/18/2013	525	Ponderosa Circle	Monument Creek	Vehicle	
9/18/2013	225	Ponderosa Circle	Monument Creek	Trash	
9/18/2013	225	Ponderosa Circle	Monument Creek	Vehicle	
9/18/2013	225	Ponderosa Circle	Monument Creek	Unsigniftness	
9/5/2013	33	Wintergreen Way	Monument Creek	Barking Dogs	
9/20/2013	188	Lodgepole Cir	Stone Ridge	Maintenance	8:25am-Weeds in rocks.
9/20/2013	114	Lodgepole Cir	Stone Ridge	Maintenance	8:28am-Weeds in rocks and the grass is tall. Looks vacant.
9/29/2013	362	Mineral Springs Cir	Tamarisk Meadows	Trash	3:14pm-Trash cart out.
9/29/2013	302	Mineral Springs Cir	Tamarisk Meadows	Maintenance	3:15pm-Grass and weeds in rock areas to the right of the driveway.
9/29/2013	286	Mineral Springs Cir	Tamarisk Meadows	Maintenance	3:16pm-Grass and weeds in rock areas to the right of the driveway, Garage door trim needs painted badly.
9/29/2013	149	Mineral Springs Cir	Tamarisk Meadows	Maintenance	3:20pm-Lawn is dead.
9/29/2013	4	Goldfield Ct	Tamarisk Meadows	Maintenance	3:22pm-Grass is tall.
9/29/2013	4	Goldfield Ct	Tamarisk Meadows	Unsigniftness	3:22pm-Box and red cooler on driveway.
9/20/2013	276	Mineral Springs Cir	Tamarisk Meadows	Vehicle	7:48am-Trailer parked at property.
9/20/2013	46	Black Sulphr Pl	Tamarisk Meadows	Abandoned Vehicle	7:48am-Red Ford Explorer with flat tire. Towed in a few weeks ago and hasn't moved.
9/20/2013	4	Goldfield Ct	Tamarisk Meadows	Unsigniftness	7:51 am-Red cooler and boxes on driveway.
9/20/2013	4	Goldfield Ct	Tamarisk Meadows	Maintenance	7:51 am-Weeds and grass very tall.
9/20/2013	39	Goldfield Ct	Tamarisk Meadows	Maintenance	7:51 am-Weeds in rock areas.
9/20/2013	46	Pinnacle Pl	Tamarisk Meadows	Maintenance	7:53am-Tall weeds and grass is tall.
9/18/2013	4	Goldfield Court	Tamarisk Meadows	Maintenance	
9/29/2013	23	E Tamarack Cir	Tamarisk Village	Maintenance	2:52pm-Grass and weeds along side of driveway also in seams of concrete driveway. Weeds near front door.
9/29/2013	117	E Tamarack Cir	Tamarisk Village	Maintenance	2:54pm-Dead tree.
9/29/2013	132	E Tamarack Cir	Tamarisk Village	Vehicle	2:55pm-Two wheeled trailer parked at property.
9/29/2013	151	E Tamarack Cir	Tamarisk Village	Vehicle	2:55pm-Boat parked on driveway.
9/29/2013	203	E Tamarack Cir	Tamarisk Village	Maintenance	2:57pm-Grass is very tall.
9/29/2013	12	W Bonanza Pl	Tamarisk Village	Maintenance	3:02pm-Dead tree, weeds in seams of driveway, tall grass.

9/29/2013	23 E Bonanza Pl	Tamarisk Village	Maintenance	3:04pm-Weeds and grass in rock areas.
9/29/2013	34 Cedar Cir	Tamarisk Village	Vehicle	3:07pm-Popup camp trailer on driveway.
9/20/2013	95 E Tamarack Cir	Tamarisk Village	Unsigniftness	7:31am-Garage door broken.
9/20/2013	95 E Tamarack Cir	Tamarisk Village	Maintenance	7:31am-Weeds in rock areas and in between the concrete on driveway.
9/20/2013	132 E Tamarack Cir	Tamarisk Village	Vehicle	7:32am-Small trailer parked at address. No letter sent.
9/20/2013	151 E Tamarack Cir	Tamarisk Village	Vehicle	7:34am-Boat parked on driveway.
9/20/2013	151 E Tamarack Cir	Tamarisk Village	Trash	7:34am-Trash cart out.
9/20/2013	215 E Tamarack Cir	Tamarisk Village	Vehicle	7:36am-ATV parked on driveway and trailer with ATV on street. No letter sent.
9/20/2013	228 E Tamarack Cir	Tamarisk Village	Vehicle	7:36am-Trailer parked at property. No letter sent.
9/20/2013	239 E Tamarack Cir	Tamarisk Village	Trash	7:36am-Trash cart out.
9/20/2013	22 W Tamarack Cir	Tamarisk Village	Trash	7:38am-Trash cart out.
9/20/2013	84 E Bonanza Pl	Tamarisk Village	Vehicle	7:39am-Camper parked at property. No letter sent.
9/20/2013	34 Cedar Cir	Tamarisk Village	Trash	7:42am-Trash cart out.
9/20/2013	34 Cedar Cir	Tamarisk Village	Vehicle	7:42am-Camper parked at property.
9/20/2013	163 Cedar Cir	Tamarisk Village	Vehicle	7:44am-Small trailer parked at property. No letter sent.
9/29/2013	20 Meadow Creek Dr	The Reserve	Vehicle	4:52pm-5th wheel travel trailer parked on driveway. No letter sent.
9/29/2013	38 Meadow Creek Ct	The Reserve	Trash	5:00pm-Trash cart out.
9/29/2013	81 Angelica Cir	Valley View	Trash	4:22pm-Trash cart out.
9/29/2013	24 Cliff View Cir	Valley View	Maintenance	4:26pm-Lawn is very tall.
9/29/2013	153 Cliff View Cir	Valley View	Maintenance	4:28pm-Tall grass, weeds in the flower beds, dead tree and weeds in the rock area to the right of the driveway.
9/29/2013	229 Cliff View Cir	Valley View	Side Yard	4:30pm-Brown Ford truck parked in rocks. CO 781-CQL.
9/20/2013	119 Angelica Cir	Valley View	Trash	8:298am-Trash cart out.
9/20/2013	15 Jessica Ln	Valley View	Abandoned Vehicle	8:31am-Unlicensed vehicle on driveway. They are also working on it. Only International car.
9/20/2013	45 Bryan Loop	Valley View	Abandoned Vehicle	8:32am-No plates on vehicle.
9/20/2013	14 Cliff View Ln	Valley View	Maintenance	8:34am-Tall weeds and grass.
9/6/2013	39 Angelica Circle	Valley View	Vehicle	Street parking not allowed
9/6/2013	39 Angelica Circle	Valley View	Vehicle	Street parking not allowed
9/6/2013	Jessica Lane	Valley View	Vehicle	Abandoned Vehicle
9/6/2013	Jessica Lane	Valley View	Vehicle	Abandoned Vehicle
9/6/2013	Valley View Drive	Valley View	Vehicle	Parking on driveway
9/29/2013	103 River View Pl	Willow Creek	Vehicle	4:35pm-Small cargo trailer parked on driveway. No letter sent.
9/29/2013	37 Willow Creek Ct	Willow Creek	Vehicle	4:36pm-Small trailer on driveway. No letter sent.
9/29/2013	18 Willow Creek Ct	Willow Creek	Maintenance	4:38pm-Two dead trees.
9/29/2013	76 Ridge View Pl	Willow Creek	Illegal sign	4:41pm-Two for rent signs.

9/29/2013	76	Ridge View Pl	Willow Creek	Vegetation	4:41pm-Vegetation overgrowing into the street.
9/29/2013	61	Ridge View Pl	Willow Creek	Maintenance	4:43pm-Pickets missing in fence, dead tree and weeds growing in seams of driveway.
9/29/2013	49	Ridge View Pl	Willow Creek	Vehicle	4:44pm-Travel trailer parked at property. No letter sent.
9/20/2013	286	Willow Creek Trl	Willow Creek	Vehicle	8:37am-Travel trailer parked on street. No letter sent.
9/20/2013	228	Willow Creek Trl	Willow Creek	Maintenance	8:40am-Weeds in rock areas.
9/20/2013	76	Ridgeview Place	Willow Creek	Illegal Signs	8:42am-2 for sale signs and 2 landscape promoting signs on property.
9/20/2013	76	Ridgeview Place	Willow Creek	Vegetation	8:42am-Vegetation overgrowing curb.
9/20/2013	93	Ridgeview Place	Willow Creek	Maintenance	8:43am-Dead tree.

September 19, 2013

Synopsis of Planning Committee Meeting on 9/19/13

Meeting Participants were:

Jason Fletcher

Don Gray

Steve Rippy

Meeting agenda

Discuss Comp Plan directions after reviewing the BM Co Development Document

Discuss parts of the Comp Plan being addressed by the different contributing committees.

Participants had reviewed the BM Co development document and agreed it would be used as a base for the comp plan (land use) but would not necessarily limit planning by the separate contributing committees. The contributing committees will plan according to what is best for Battlement Mesa in the long range with BM Co concurrence where needed.

The Preliminary outline and vision documents will continue to be referenced as the committee moves along.

Because of logistics issues and limited committee members participants decided we should begin with one contributing committee at a time. Steve will invite members of the POST committee to meet with us at the next Comp Plan meeting and will set up the meeting.

Next meeting in September, date and time TBD.

The Colorado Dream

401 Arroyo Drive · Battlement Mesa, Colorado 81635

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**Public and Community Relations
Committee Meeting Update
October 15, 2013 BMSA Meeting**

Overview

The Public and Community Relations Committee's efforts continue to be focused on the following long term goals.

- Maintain and update the new BattlementMesaColorado.com website and promote the site to the extent possible. Continue to explore additional opportunities to make the site more useful and interesting.
- In conjunction with the four Northwestern Colorado counties, cities and towns, develop and construct Gateway Interpretative signs for Battlement Mesa/Parachute.
- Develop and implement a marketing and promotional plan to showcase the positive lifestyle available by living in the Battlement Mesa Community.
- Continue to develop relations and interactions with the BMMD, Town of Parachute, Garfield County and State and Federal Government agencies and regulatory bodies for the betterment of the Battlement Mesa Community.

Current Focus

- Website. As time permitted, additional work was done on our website, www.BattlementMesaColorado.com. Additional pages have been added to the KSUN Community Radio section and all of the pages have been revised in order to allow KSUN to promote their advertisers on the KSUN webpages. As previously reported **KSUN has a new domain name: www.KSUNcommunityradio.org**. You can get to the KSUN site by logging into the Battlement Mesa site then clicking on "News, Media and Events," then clicking on "KSUN." (KSUN is also generating a quarterly newsletter. Please contact me if you would like to be added to the Newsletter distribution list). **During September, there were 9,768 visits to the Battlement Mesa website, 30,011 page views, and 1,223,045 hits on the site.** (*Definition of Hit: A hit represents a request to your web site for a file such as an image, a web page, or a CGI script. One web page may contain several related resources, and as a result, a visitor viewing one web page may trigger several hits.*)
- Newsletter Our newsletter distribution list stands at 430. Please encourage people to sign up for this newsletter. (Top of the Home page of website). The September newsletter achieved an open rate of 45.4% (equal to last month) and a 5.7% click through rate. The October Newsletter will be distributed on October 15th or, worse case, 16th.
- Showcase Positive Lifestyle The 2013 Insiders' Guide has been distributed. The new Insiders' Guide is 32 pages and will be added to www.BattlementMesaColorado.com.
- Facebook Our facebook "friend" list seems stuck at 113 of which only 28 (so far) say they "like us." If you have a facebook account, please join our friend list and, encourage others to do so.
- NWCCHT. The Northwest Colorado Cultural Heritage Tourism group will meet in Glenwood Springs on Friday, October 18th to continue work on our Gateway Interpretive Signs.

Action Items/Next Steps

- Add the 2013 Insiders' Guide to the www.BattlementMesaColorado.com home page.
- Continue working with the NWCCHT on our Gateway Interpretive Sign project which will help promote our community through the construction of new signage promoting the history and geology of our area.
- Continue our efforts to enhance the website with more photos and videos. As time permits, create additional videos to add to the website.

Respectively Submitted by:
Keith Lammey, Chair, Public and Community Relations Committee

The Colorado Dream

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**BMSA Board of Directors Meeting
October 15, 2013
Associated Governments of Northwest Colorado Committee Update**

**Last Meeting: October 10, 2013
Attended by: Keith Lammey
Next Meeting: November 21, 2013**

Overview:

The September AGNC meeting was held in Meeker on September 19th and the October AGNC meeting was held in Dinosaur on October 10th. The October AGNC meeting agenda is part of this report.

In addition to the normal agenda items, the October meeting included a presentation by District 8 Senator, Randy Baumgardner, regarding the upcoming legislative session and issues that impact Northwest Colorado.

I was unable to attend the October 10th meeting due to a conflicting board of directors meeting for one of my HOA associations. Minutes of the September 19, 2013 meeting were not distributed by email so I don't have a copy to attach to this report.

Respectively Submitted by:
Keith Lammey, BMSA Representative
Associated Governments of Northwest Colorado

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AGENDA

October 10, 2013

AGNC BOARD OF DIRECTORS & MEMBER MEETING

10:00 am – 2:30 pm

Dinosaur Town Hall

317 S Stegosaurus Dinosaur, Co.

9:00-10:00 A.M Tour Dinosaur Welcome Center, Cheryl McDonald

10:30 A.M 1. Mike Samson, Chairman:
Call to order and introductions
Next meeting (November 21, Parachute Co.)
Approval of minutes

11:00-12:00 Morning Speaker: Randy Baumgardner, District 8 State Senator; Randy will be speaking in regards to the upcoming legislative session and issues that impact Northwest Colorado.

2. Jeff Eskelson: Budget report for September

3. **Project and Committee Reports:** Communications: Kelly Sloan, Dinosaur Welcome Center: Cheryl McDonald, AAoA: Dave Norman, New Business/Member Comments

5. Kelly Sloan: Congressman Tipton water legislation resolution
Proposed Mission Statement
New Business

6. Adjournment

Manager Report

Date: October 15, 2013

To: Board of Directors, Battlement Mesa Service Association

From: Steve Rippy, Association Director

2014 Budget: I have prepared the 2014 preliminary budget for the Board's review and reviewed it with the Finance Committee prior to the Board meeting. I have prepared line item worksheets on those items newly added or in which the line item amount has significant change from the previous year. I have also included some line item capital expenditures in the Reserve Fund that have been discussed over the course of the last year. The Board will need to review these items and then prioritize the amount of funds if any that should be allocated to each or additional projects that should be added.

Rainbow Trail Trees: I have received several calls over the past couple of weeks about tree limbs overhanging homes and causing damage to roofs. The trees are located in the green belt along Rainbow Trail and are considered BMSA trees. I have contacted B&B Tree Service to begin trimming these trees as soon as possible.

LED Retrofit Project: LED retrofits to street lights have now been completed in Battlement Creek Village, Stone Ridge and Monument Creek Village. Tamarisk Village and Tamarisk Meadows are scheduled to be completed next.

Stone Ridge Entry Monument: As I reported in last months report the sign (letters) on the Stone Ridge entry monument were replaced with aluminum lettering as the previous plastic letters had been vandalized. Approximately two weeks after the installation of the new letters vandals pried several of the new letters from the monument and stole them. I have contacted Micro Plastics to see if they have a different solution or application to solve this problem.

Open Space - Stone Quarry Road: The two "No Dumping Signs" have been installed in the BMSA open space along Stone Quarry Road where residents have been dumping tree limbs, grass clipping and other landscape maintenance materials. A 40 yard dumpster has been placed at this location and the materials will be loaded and hauled away.

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